



GENERAL INQUIRY DOCUMENT

Retirement Villages Act 1999, Section 18 (2)

This document is required to be given to all prospective residents under the *Retirement Villages Act 1999*. It is designed to give you a general understanding of the residential premises, services and facilities that are available at this retirement village.

The retirement village industry offers a wide range of services and facilities. Comparing the general inquiry documents from a number of retirement villages will assist you in identifying the most suitable village for your needs.

You are encouraged to seek independent legal advice before signing any contracts or licence agreements.

1. LOCATION

1 **Common name of village:** John Paul Village

2 **Full address of village:**

Street No. 15

Street/Road etc. The Avenue

Suburb/town Heathcote NSW

Postcode 2233

3 **Proximity to public services:**

Nearest public hospital: The Sutherland Hospital, Caringbah.

Distance from village: 14 km approx.

Nearest shopping centre: Engadine. Distance from village 2 km.

Nearest railway station: Heathcote. Distance from village 1 km.

2. SIZE

1 **The residential premises in the village are made up of:**

32 x 1 br premises

24 x 2 br premises

108 x 1 br and den premises

2 **The total number of premises currently in the village is 166, of which:**

164 are self-contained premises

3. VILLAGE OWNERSHIP

1 **The land on which the village is located is owned by:** The Trustees of the Roman Catholic Church for the Archdiocese of Sydney.

4. VILLAGE MANAGEMENT

1 **Name, address and telephone number of each current operator of the village:**

John Paul Village

15 The Avenue, Heathcote NSW 2233

Telephone: (02) 9520 2444

Facsimile: (02) 9520 5252

Email: enquiries@johnpaulvillage.com.au

ABN 48 937 228 221

2 **Name and the contact details of the person to whom inquiries should be directed if further information about becoming a resident is required:**

<u>Name</u>	<u>Position/Job Title</u>	<u>Qualifications</u>
Ms Gail Wallace	Resident Relations Officer	B Soc Sc, MA Administration
Mr Gerry Renouf	CEO/Manager	BA, MHA, BLegS
Mrs Karen Papas	Director of Nursing (Care Services)	Registered Nurse

5. **SECURITY AND SAFETY**

1 **Do all residential premises within the village have security screen doors?** Yes, front door only

2 **Are all windows of residential premises fitted with key operated locks?**
No

3 **Do all residential premises within the village have smoke alarms?** Yes

4 **Has the operator been notified of any residential premises within the village being broken into in the last 2 years?** No

5 **Are residential premises and common areas in the village accessible to persons with impaired mobility, including those in wheelchairs?**
Yes, Ramp and lift facilities available to all units

6 **Does the village have a village emergency system that enables residents to summon assistance in an emergency?** Yes
If Yes, the system involves: (tick whichever is applicable)

- distress buttons in residential premises and common areas
- emergency bracelets worn by residents
- other (*specify*) Emergency pendants are available within units.

7 **The village emergency system is monitored:**
 on site by the operator or an employee of the operator
 off site by (*specify*)

The system is monitored 24 hours per day 7 days per week.

8 **Does the operator have a master key or copies of keys to residential premises in the village for use in an emergency?** Yes

6. FACILITIES

1 **At the village the following facilities are currently available for the use of residents:** *(tick those applicable)*

- | | |
|---|---|
| <input checked="" type="checkbox"/> activities room | <input checked="" type="checkbox"/> library |
| <input checked="" type="checkbox"/> arts and crafts room | <input checked="" type="checkbox"/> outdoor barbecue area |
| <input checked="" type="checkbox"/> auditorium | <input type="checkbox"/> putting green |
| <input checked="" type="checkbox"/> billiard room | <input type="checkbox"/> restaurant |
| <input type="checkbox"/> bowling green | <input type="checkbox"/> separate games room |
| <input checked="" type="checkbox"/> chapel | <input type="checkbox"/> separate lounge |
| <input type="checkbox"/> common laundries | <input checked="" type="checkbox"/> shop |
| <input checked="" type="checkbox"/> community room/centre | <input type="checkbox"/> spa (indoor/outdoor) |
| <input type="checkbox"/> consultation room for
visiting medical practitioners | <input type="checkbox"/> swimming pool
(indoor/outdoor) (heated/not
heated) |
| <input type="checkbox"/> croquet lawn | <input type="checkbox"/> tennis court |
| <input checked="" type="checkbox"/> dining room | <input checked="" type="checkbox"/> village bus x 2 |
| <input checked="" type="checkbox"/> gym | <input checked="" type="checkbox"/> visitor parking |
| <input checked="" type="checkbox"/> hairdressing room for
visiting hairdresser | <input checked="" type="checkbox"/> workshop |
| | <input checked="" type="checkbox"/> other (<i>specify</i>) podiatrist,
bank agency, cable tv Foxtel
computer club |

Note. If more than one of the same facility is available please specify.

2 **Are any of the facilities identified above available only on a “user pays” basis (or available on that basis to some residents only - such as meals available in the dining room to residents in self-contained premises)?**

Yes

If Yes, those facilities and current amounts charged are:

Facility	Charge
Dining room	Lunchtime only-\$5.00 Monday-Friday \$6.00 Saturday-Sunday

Hairdresser	POA
Podiatrist	POA
Village bus	Various depending on activity
Cable TV Foxtel	POA
Strengthening Exercise Class	POA

7. SERVICES

1 **The operator provides, or makes available, the following general services to all residents of the village: (tick those applicable)**

- Annual auditing of the accounts of the village
- Cleaning and maintenance of common areas and facilities
- Insurance of the village to full replacement value
- Maintenance and care of lawns and gardens
- Management and administration services
- Payment of all rates, taxes and charges including charges for gas, water and electricity relating to common areas and facilities
- Public liability cover to the value of \$100,000,000
- Other (specify)

2 **If a village bus is provided or made available to residents the service operates: (tick those applicable)**

- for arranged outings
- on demand (ie if 6 or more residents request to use the bus)
- per day/week to the following destinations
- other (specify)

3 **Are optional services provided, or made available, by or on behalf of the operator to individual residents of the village? No**

If Yes, the following is a complete and accurate list of those optional services: